



# Report to the Community

## 2013/2014



## Mayor's Remarks

The City of St. Louis is more humane, progressive, and economically stronger because of the commitment you made in 2001 to improve the standard of living for all people by creating the Affordable Housing Trust Fund. At the time, St. Louis was one of the first cities to create a housing trust fund, a source of revenue dedicated to providing annual funding to a broad range of housing developments, initiatives, and housing services throughout the City. From the dollars collected in the trust fund to the tireless work by our partner agencies, the achievements listed in this report show what is possible when we address challenges by working together.

A hallmark of my administration is my unwavering dedication to making St. Louis a better place to live. In just over 10 years, the Affordable Housing Trust Fund (AHTF) has become increasingly important to the City's redevelopment strategy. Its cumulative investment of more than \$75 million dollars has become one of the City's powerful tools for enacting great change that is transforming neighborhoods and rebuilding lives.

The Affordable Housing Commission (AHC) is led by a board of 11 Commissioners, who take an entrepreneurial approach to addressing the growing need for quality, affordable housing and housing services. The Commission determines the projects that receive funding and the amount of each Trust Fund award. Commission funding is awarded through a competitive process; only the best projects that create true solutions receive funding. During the past two years the Commission awarded \$9,964,880 for projects that are making a difference in peoples' lives every day. These numbers break down to \$5,524,000 awarded in 2013 and \$4,440,880 awarded in 2014.

As a public body, the Commission is responsive to local needs. During the Spring of 2013, the Commission combined unspent monies from returned awards or withdrawn projects, and offered a second funding round to encourage the construction of more affordable housing units. The infusion of additional money allowed the Commission to approve more than \$2 million (\$2,062,500) toward the creation of 163 new or rehabilitated affordable housing units in FY2013. These developments are attracting more than \$41 million dollars to the City of St. Louis and are adding a total of 246 new, mixed-income town homes, apartments, and single-family, for-sale homes throughout the City.

Funded projects help build safe, strong and vibrant neighborhoods, breathe new life into old buildings, turn residents into stakeholders, and reduce the suffering of residents. In the pages that follow you will read how the Affordable Housing Commission provides funding for a network of vital social service programs that help people in need – seniors, veterans, young people aging out of the foster care system, people with disabilities, and others. A common theme is helping people to become self-sufficient. We have found that when we invest in individuals, we create communities of stakeholders who reinvest in others and give back to our community. Listed in these pages are the names of 14 transitional housing programs that provide counseling and rehabilitation to help people break free from the cycle of addiction, job training programs that help people learn marketable skills and move out of homelessness and into gainful employment, and programs that provide individuals and families with rent, mortgage, and utility subsidies.

The Affordable Housing Commission has also been at the forefront of sustainable construction practices by requiring developers to incorporate energy saving features in new construction, for-sale units. AHC's sustainable standards ensure that AHC-assisted homes are not only affordable, but they are healthier to live in, produce less impact on the environment, are more functional and energy efficient, and are less expensive to operate.

In 2005, I joined with St. Louis County in a pledge and aggressive strategy to eradicate chronic homelessness within 10 years. With one year to go, I am pleased to report we have reduced chronic homelessness by 38 percent and we are in sight of reaching our goal. We have entered "The Beginning of the End: Abolishing Chronic Homelessness" (BEACH) phase, and with more than \$4 million from the Commission in 2013 - 2014, plus \$1.25 million in federal funding, we are continuing our full-court press of intense case management, substance abuse treatment, and focused healthcare to prevent chronic homelessness before it happens. Our cost-effective approach is reducing crisis calls on our public safety system, improving the health of our most vulnerable population, and resulting in dramatic savings in publicly funded services.

I would like to recognize the staff and personally thank the Commission for the generous donation of their time and expertise this past year. As we enter fiscal year 2015, we are filled with optimism and determination. The Affordable Housing Trust Fund - what started out as a bold vision for improving St. Louis - has grown into a powerful force that is keeping the American Dream alive and making housing in St. Louis affordable, equitable, accessible and sustainable.

I am also pleased to report that I recently appointed Ms. April Griffin as the new Executive Director of the Affordable Housing Commission. Ms. Griffin comes to the agency with a wealth of community development experience as the former Alderwoman of the 5th Ward of the City of St. Louis. During her tenure in office, the 5th Ward experienced a historic renaissance as more than \$800,000,000 of new residential, commercial, and institutional development was invested in her community. Ms. Griffin also has an extensive background in working with the many outstanding non-profit service providers in our City who work tirelessly to improve the quality of life for our citizens. Ms. Griffin is a welcome addition to the agency, and I look forward to working with her and her staff to make an even bigger impact in our City in the future.

*Francis G. Slay*  
Francis G. Slay  
MAYOR

## Chairman's Remarks



Our great City of St. Louis continues to make great strides season by season and year by year. I am reminded of how much time has passed and what great things have been accomplished in this past year as the Commission begins the process of considering new applications for next year.

The Affordable Housing Commission provides important funding to our City's informal network of housing and faith-based organizations. In return, these numerous organizations delivered much needed and critical services to families in our underserved communities. The funds administered by the Affordable Housing Commission serve as a backstop to applicants who are carrying out

purposeful projects and programs, which help to breathe new life and hope into our city neighborhoods. Our objective is to award funds to projects and social service programs that are well leveraged with varied financial resources and demonstrate strategic partnerships.

This season we have seen the completion of North Sarah Phase II, an outstanding high quality mixed income rental housing development in North St. Louis. This project created 103 new apartments of various types and size, providing exceptional housing to residents of ranging incomes and family size. It is also providing housing to people living with a disability or physical challenge.

In the Fall of 2013, we provided an incentive to encourage transit oriented development (TOD) in which AHC gave preference to quality development proposals that create affordable housing within ½ mile radius of public transit. These affordable homes allow households with limited means to connect to job, educational, and recreational opportunities. By reducing housing and transportation costs, a family's expendable income and overall wealth, increases. Our incentive for locating housing near transit options also supports the Mayor's Sustainability Plan. Locating housing near public transportation has many positive environment impacts. These include better air quality and improved health and wellness.

In the Fall of 2014, the Commission also made a tactical decision to allocate more funding to home repair programs in order to help financially struggling homeowners. These funds are helping families make critically needed repairs to their homes through 3rd party agencies. Many homeowners experiencing economic setbacks and stagnant wages, face the real possibility of having to abandon their homes when the roof leaks, the furnace breaks, or the home becomes otherwise uninhabitable. By funding owner-occupied home repairs, we stabilize families and our neighborhoods, and we stop homelessness before it happens. Investing in home repair allows families to stay together, kids stay in school, neighborhoods remain intact, and we preserve important and affordable housing stock. The reverse is also true. When families are displaced, instability sets in. Families are torn apart, kids drop out of school and lives are lost.

I would like to thank all of the Commissioners for their service. This recognition includes the outgoing Executive Director Angela Morton Conley for her leadership and our new incoming Executive Director April Griffin. Ms. Griffin seamlessly picked up the mantle to continue the work of the AHC. Finally, a special thank you to Mayor Francis Slay for providing the needed support for the implementation of the Commission's work.

Lastly, during my tenure as a Commissioner and chairman, I am profoundly struck that more can be done. We must work collectively, and as individuals, to do more to build upon the progress our city is making. It is a simple matter of desire. If you want to see something positive in your neighborhood, then do something positive. When you contribute to something good, you encourage your neighbors to join you. And they will! We do not have to wait for city government to take the lead. If asked to volunteer, do so. Better yet, volunteer. If there are no causes you want to volunteer for in your community, then start one! You and your neighbors, and our entire City will be better for it.

Sincerely,

*Derrick Thomas*

Derrick Thomas  
AHC Chairman  
Home Builder Representative



# EXECUTIVE DIRECTOR'S *report*



Dear Community Partners:

It is with great pride and humility that I accepted the appointment as the Executive Director of the Affordable Housing Commission. As the former Alderwoman of the 5th Ward and as a committed City resident, I have personally witnessed the positive impact that our agency has made in our region, by supporting a holistic approach to community development and services. I am extremely proud of our track record and would like to commend my staff for their tireless efforts to make our City the best it can be for the stakeholders and neighborhoods we serve.

The Commission awarded \$9,964,880 million in grants and loans to non-profit agencies and developers in fiscal years 2013 and 2014. These funds assisted in providing quality affordable homes and services for low and moderate income City residents while improving the quality of life.

The Trust Fund derives income from a special use tax on major purchases by individuals and corporations based outside the city limits. By ordinance, all funds awarded by the Commission must benefit families and individuals with incomes at or below 80% of the area median income. Forty percent of the funds must benefit families and individuals with incomes at or below 20% of the area median income. A family of four earning \$13,420 a year would be considered at or below 20% of the area median income.

The Commission provides funds for the creation of new affordable homes, accessibility modifications, homeless services and home repair, among other activities. Examples of activities funded include the following:

- 254 new homes, including single-family homes and rental homes
- 122 accessibility-related home modifications for people with disabilities and seniors
- 369,559 bed-nights, meals, counseling sessions and other forms of support services for the homeless
- Transitional housing and services for 1,643 individuals provided by more than a dozen local organizations
- Rent, mortgage and utility assistance for 3,252 households

The Affordable Housing Commission invests in projects, programs and developments that are championed by more than 50 non-profits, faith-based agencies, developers, and neighborhood and housing organizations. Our partner agencies are efficient, many of them are award-winning, and they make sure the dollars are spent where they can do the most good. By joining forces with allied agencies, the Trust Fund capitalizes on the investments made by others. This makes the financial gain to the City many times greater than the City's investment.

In a time of diminishing federal, state and local resources, the Affordable Housing Commission is pleased to be able to play a key role in the on-going redevelopment of our City. In this regard, I would also like to thank our Board of Commissioners for their unwavering commitment to the viability and sustainability of our agency.

We pledge to continue our efforts to be positive stewards of the public trust and will work to support as many critical, innovative and strategic developments and/or programs as possible in the coming months and years. On behalf of the Affordable Housing Commission I am pleased to present the annual report of the accomplishments for the fiscal years 2013 and 2014.

Yours in community service and development,

*April Liffin*  
Executive Director

## *Staff*



### Support Staff

*Photo from left to right:*

**Loretta Hiner,**  
Senior Housing Analyst

**Paula R. Turner,**  
Account Clerk II

**Twintenia Strother,**  
Community Development Specialist II

**Sherrell Jacobs-Yancy,**  
Secretary II

# 2013/2014 COMMISSIONERS



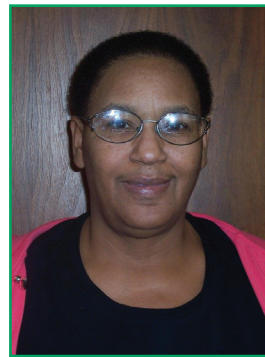
Derrick L. Thomas, Chair  
Home Builder  
Representative



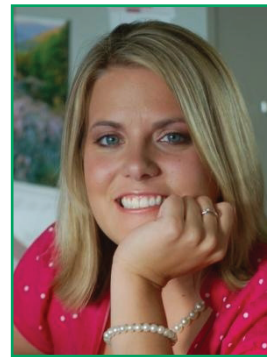
Michael Sorth, Vice Chair  
Financial/Banking  
Industry Representative



Gail Brown  
Licensed Realtor  
Representative



Paula Foster  
Tenant in subsidized/rent  
assisted housing  
Representative



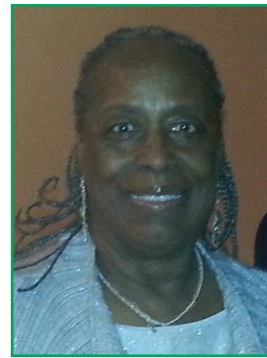
Laura Breitenstein  
Community-At-Large  
Representative



James Clifford  
Organized labor union  
Representative



Lenny Jones  
Healthcare  
Representative



Deanetta James  
Affordable Housing  
Advocate Representative



Steven Foelsch  
Disabled Community  
Representative



Ifetayo Davidson-Cade  
Community-At-Large  
Representative



Nancy Enos  
Disabled Community  
Representative

*Thank You*

Mayor Slay and the City of St. Louis wish to thank those appointees who served the Commission with diligence and commitment whose terms expired during the time period covered by this report:

Michael Sorth  
Ifetayo Davidson-Cade

Laura Breitenstein  
Nancy Enos

Vice Chairman Michael Sorth  
receiving  
Recognition for Years of Service &  
Outstanding Contribution  
to the Commission





FY **2013** PROJECTS AWARDED

Agency	Project/Program Name	Projected Number Homes/ Number Served	Type of Service	Total Amount Awarded	Serves 20% of Area Median Income?	% to 20% AMI	Amount to 20% AMI
<b>Accessibility Modifications:</b>							
Paraquad, Inc.	Rental Home Access Program (RHAP)	3	home modifications	\$12,000			
Paraquad, Inc.	Home Access Program (HAP)	12	home modifications	\$18,000			
Senior Home Security dba Home Services, Inc.	Major Accessibility Modification & Minor Home Repair Program	100	home modifications	\$75,000			
<b>TOTAL ACCESSIBILITY MODIFICATIONS:</b>		<b>115</b>		<b>\$105,000</b>		<b>0%</b>	<b>\$0</b>
<b>Construction/Major Rehabilitation:</b>							
Affordable City Homes LLC	Etzel Place V	46	rental homes	\$300,000			
Capstone Development Group LLC	Loretta Hall Townhomes	39	rental homes	\$350,000			
Habitat for Humanity St. Louis	420 Fassen	1	single family home	\$35,000			
Irresistible Community Builders LLC	Lisi's House	6	single family homes	\$105,000			
Metro MFG	Bosley Estates	2	single family homes	\$90,000			
Rubicon	4400 Grand	4	rental homes	\$240,000			
Salvation Army	3010 Apartments	14	rental homes	\$215,000	Yes	100%	\$215,000
TLG Southside Station LLC	Soutside Station FM Lutz	39	rental homes	\$402,500			
Village at Delmar Place LP	Village at Delmar Place, Phase I	12	rental homes	\$325,000			
<b>TOTAL HOMES PRODUCED:</b>		<b>163</b>		<b>\$2,062,500</b>		<b>10%</b>	<b>\$215,000</b>
<b>Education and Counseling:</b>							
Better Family Life, Inc.	Homebuyer Education/Financial Literacy	40	people served	\$55,000			
St. Patrick Center	Housing Support Program	260	people served	\$140,000	Yes	100%	\$140,000
Starkloff Disability Institute	Universal Design Summit 5	350	educated	\$16,500			
<b>TOTAL EDUCATION/COUNSELING BENEFICIARIES:</b>		<b>650</b>		<b>\$211,500</b>		<b>66%</b>	<b>140,000</b>
<b>Education/Training &amp; Rent/Mortgage Subsidies:</b>							
Catholic Charities Housing Resource Center	Project HOPE	25	people served	\$80,000	Yes	23%	\$18,000
Employment Connection	Project Homecoming Veterans	15	people served	\$18,000	Yes	100%	\$18,000
St. Patrick Center	Homeless Prevention Project	140	people served	\$80,000	Yes	100%	\$80,000
<b>TOTAL EDUCATION/TRAINING &amp; RENT/MORTGAGE SUBSIDIES:</b>		<b>180</b>		<b>\$178,000</b>		<b>65%</b>	<b>116,000</b>
<b>Neighborhood Stabilization:</b>							
Northside Youth and Senior Service Center	Emergency Supplemental Services	592	people served	\$25,000			
<b>TOTAL NEIGHBORHOOD STABILIZATION:</b>		<b>592</b>		<b>\$25,000</b>		<b>0%</b>	<b>\$0</b>
<b>Home Repairs:</b>							
Community Development Administration	Healthy Home Repair Program	47	home repairs	\$250,000			
Harambee Youth Training Corporation	Harambee Youth Training Programs	75	home repairs	\$56,400	Yes	18%	\$10,000
Rebuilding Together - St. Louis	Major Repairs Program	12	home repairs	\$54,000			
St. Louis World Changers	St. Louis World Changers	25	home repairs	\$40,000			
<b>TOTAL HOME REPAIRS:</b>		<b>159</b>		<b>\$400,400</b>		<b>2%</b>	<b>10,000</b>
<b>Homeless Prevention/Shelter:</b>							
BJC Behavioral Health	Emergency Homeless Prevention	25	served	\$25,000			
The Bridge, formerly CARES Outreach	The Bridge	160,000	meals served	\$246,000	Yes	100%	\$246,000
City of St. Louis Dept. of Human Services	Project Support	704	served	\$20,000	Yes	40%	\$8,000
Covenant House Missouri	Crisis Program	250	served	\$25,000	Yes	100%	\$25,000
Gateway Homeless Services, Inc. dba Gateway 180	Gateway 180 Emergency & Rapid Re-Housing Program	1,750	served	\$384,000	Yes	100%	\$384,000
Our Lady's Inn	Our Lady's Inn Emergency Shelter	50	served	\$10,000	Yes	100%	\$10,000
Peter & Paul Community Services, Inc.	Emergency Shelter & Allen Ave. Transitional Program	400	served	\$198,000	Yes	100%	\$198,000
St. Martha's Hall	St. Martha's Hall	240	served	\$12,000	Yes	100%	\$12,000
Shalom House	Shalom House Emergency Shelter Program	350	served	\$135,000	Yes	100%	\$135,000
The Women's Safe House	Homeless Prevention for Domestic Violence Victims	472	served	\$36,150	Yes	100%	\$36,150
<b>TOTAL HOMELESS PREVENTION/SHELTER:</b>		<b>164,241</b>		<b>\$1,091,150</b>		<b>97%</b>	<b>\$1,054,150</b>
<b>Rent/Mortgage/Utility Subsidy:</b>							
Cardinal Glennon Children's Medical Center	Family Assistance Program	25	served	\$10,000			
Cardinal Ritter Senior Services	Senior Adults Find Encouragement (SAFE)	129	served	\$22,000	Yes	100%	\$22,000
City Dept. of Health	City Wide Heating and Cooling Assistance	493	served	\$155,000	Yes	12%	\$18,000
Missouri EnergyCare, Inc. dba EnergyCare	2013 Low Income Energy Assistance Program	85	served	\$25,000			
Paraquad, Inc.	Rental Assistance Program (RAP)	45	served	\$27,000	Yes	26%	\$7,000
St. Louis Community Credit Union	Gateway to Homeownership	100	served	\$200,000			
Urban League of Metropolitan St. Louis	Homeless Prevention Services	75	served	\$60,000	Yes	100%	\$60,000
<b>TOTAL RENT/MORTGAGE/UTILITY SUBSIDY:</b>		<b>952</b>		<b>\$499,000</b>		<b>21%</b>	<b>\$107,000</b>
<b>Transitional Housing:</b>							
Almost Home, Inc.	Transitional Housing Program	50	served	\$45,000	Yes	100%	\$45,000
Center for Women In Transition	Transitional Housing for Female Ex-Offenders	50	served	\$36,000	Yes	100%	\$36,000
Hammond Apartments LP	St. Louis Stamping Lofts and Farmworks	12	served	\$125,000			
Harris House Foundation	Recovery with Responsibility	300	served	\$30,000	Yes	100%	\$30,000
Haven of Grace	Residential Maternity Shelter	40	served	\$20,000	Yes	100%	\$20,000
Interfaith Residence (Doorways)	Doorways Jumpstart	18	served	\$20,000	Yes	100%	\$20,000
Interfaith Residence (Doorways)	Doorways Housing Program	160	served	\$202,000	Yes	100%	\$202,000
Peter & Paul Community Services, Inc.	Benedict Joseph Labre Center	30	served	\$80,000	Yes	100%	\$80,000
Places for People, Inc.	Sullivan Street Apartments	20	served	\$50,000	Yes	100%	\$50,000
St. Louis Transitional Hope House	St. Louis Transitional Hope House	60	served	\$105,000	Yes	100%	\$105,000
St. Patrick Center	Rosati Group Home	25	served	\$85,000	Yes	100%	\$85,000
Society of St. Vincent DePaul CJM	Release to Rent Phase 9	50	served	\$60,000	Yes	100%	\$60,000
<b>TOTAL TRANSITIONAL HOUSING:</b>		<b>803</b>		<b>\$858,000</b>		<b>85%</b>	<b>\$733,000</b>
<b>Foreclosure Prevention</b>							
St. Louis Alliance for Homeownership Preservation (five agencies)	Foreclosure Prevention/Mortgage Assistance	625	families served	\$176,000			
<b>TOTAL FORECLOSURE PREVENTION:</b>		<b>625</b>		<b>\$176,000</b>			
<b>GRAND TOTALS:</b>		<b>168,480</b>		<b>\$5,606,550</b>		<b>42%</b>	<b>\$2,375,150</b>

# FY 2014 PROJECTS AWARDED

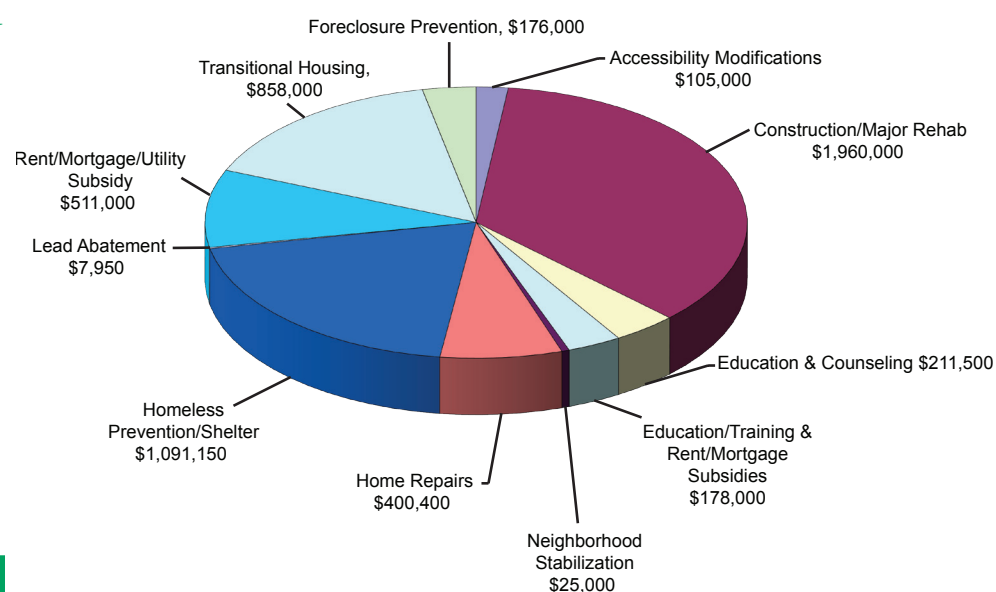
Agency	Project/Program Name	Projected Number Homes/ Number Served	Type of Service	Total Amount Awarded	Serves 20% of Area Median Income?	% to 20% AMI	Amount to 20% AMI
<b>Accessibility Modifications:</b>							
Paraquad, Inc.	Home Access Program (HAP)	4	home modifications	\$18,000	Yes	100%	\$18,000
Paraquad, Inc.	Rental Home Access Program (RHAP)	3	home modifications	\$12,000	Yes	100%	\$12,000
<b>TOTAL ACCESSIBILITY MODIFICATIONS:</b>		<b>7</b>		<b>\$30,000</b>		<b>100%</b>	<b>30,000</b>
<b>Construction/Major Rehabilitation:</b>							
Gateway Development LLC	Betty's Walk Subdivision	4		\$120,000			
Gateway Development LLC	Springs at Lookaway Summit	10		\$300,000			
HS Properties	Gardent Apartment Complex	40		\$300,000	Yes	100%	\$300,000
Justine Petersen Housing & Reinvestment Corporation	Grand Oaks Reinvestment	25		\$255,000			
Village at Delmar Place, LP	Village at Delmar Place, Phase 1	12		\$175,000			
<b>TOTAL HOMES PRODUCED:</b>		<b>91</b>		<b>\$1,150,000</b>		<b>26%</b>	<b>300,000</b>
<b>Education and Counseling:</b>							
Better Family Life, Inc.	Homebuyer Education/Financial Literacy	50	people served	\$50,000			
St. Patrick Center	Housing Support Program	260	people served	\$137,000	Yes	100%	\$137,000
<b>TOTAL EDUCATION/COUNSELING BENEFICIARIES:</b>		<b>310</b>		<b>\$187,000</b>		<b>73%</b>	<b>137,000</b>
<b>Education/Training &amp; Rent/Mortgage Subsidies:</b>							
Employment Connection	Project Homecoming Veterans	15	people served	\$18,000	Yes	100%	\$18,000
St. Patrick Center	Homeless Prevention Project	140	people served	\$80,000	Yes	100%	\$80,000
<b>TOTAL EDUCATION/TRAINING &amp; RENT/MORTGAGE SUBSIDIES:</b>		<b>155</b>		<b>\$98,000</b>		<b>100%</b>	<b>98,000</b>
<b>Home Repairs:</b>							
Harambee Youth Training Corporation	Harambee Youth Training Programs	30	home repairs	\$56,000	Yes	18%	\$10,000
Rebuilding Together - St. Louis	Major Repairs Program	12	home repairs	\$54,000			
Riverview West Florissant Development Corp.	Handy Man/Critical Repair	200		\$225,000			
<b>TOTAL HOME REPAIRS:</b>		<b>242</b>		<b>\$335,000</b>		<b>3%</b>	<b>10,000</b>
<b>Homeless Prevention/Shelter:</b>							
BJC Behavioral Health	Emergency Homeless Prevention	25	served	\$25,000			
The Bridge, formerly CARES Outreach	The Bridge	174,943	meals served	\$246,000	Yes	100%	\$246,000
Catholic Charities Community Services - HRC	Homeless Hotline	10,500	calls	\$81,730	Yes	100%	\$81,730
City of St. Louis Dept. of Human Services	Project Support	350	served	\$6,000			
Covenant House Missouri	Crisis Program	250	served	\$25,000	Yes	100%	\$25,000
Gateway Homeless Services, Inc. dba Gateway 180	Gateway 180 Emergency & Rapid Re-Housing Program	1,750	bed nights	\$380,000	Yes	100%	\$380,000
Our Lady's Inn	Our Lady's Inn Emergency Shelter	75	served	\$10,000	Yes	100%	\$10,000
Peter & Paul Community Services, Inc.	Emergency Shelter & Allen Ave. Transitional Program	475	served	\$198,000	Yes	100%	\$198,000
St. Martha's Hall	St. Martha's Hall	229	served	\$12,000	Yes	100%	\$12,000
Shalom House	Shalom House Emergency Shelter Program	350	served	\$135,000	Yes	100%	\$135,000
The Women's Safe House	Homeless Prevention for Domestic Violence Victims	16,371	bed nights	\$36,150	Yes	100%	\$36,150
<b>TOTAL HOMELESS PREVENTION/SHELTER:</b>		<b>205,318</b>		<b>\$1,154,880</b>		<b>97%</b>	<b>\$1,123,880</b>
<b>Rent/Mortgage/Utility Subsidy:</b>							
Cardinal Glennon Children's Medical Center	Family Assistance Program	25	families served	\$10,000			
Cardinal Ritter Senior Services	Senior Adults Find Encouragement (SAFE)	135	families served	\$22,000	Yes	100%	\$22,000
City Dept. of Health	City Wide Heating and Cooling Assistance	493	families served	\$155,000	Yes	12%	\$18,000
Guardian Angel Settlement Assoc.	Hosea House Emergency Assistance Program	40	families served	\$45,000	Yes	100%	\$45,000
Missouri EnergyCare, Inc. dba EnergyCare	2013 Low Income Energy Assistance Program	122	families served	\$25,000			
Northside Youth and Senior Service Center Inc.	Emergency/Supplemental Services	116		\$25,000	Yes	100%	\$25,000
Paraquad, Inc.	Rental Assistance Program (RAP)	45	families served	\$27,000	Yes	26%	\$7,000
Urban League of Metropolitan St. Louis	Homeless Prevention Services	74	families served	\$60,000	Yes	100%	\$60,000
<b>TOTAL RENT/MORTGAGE/UTILITY SUBSIDY:</b>		<b>1,050</b>		<b>\$369,000</b>		<b>48%</b>	<b>\$177,000</b>
<b>Transitional Housing:</b>							
Almost Home, Inc.	Transitional Housing Program	50	served	\$45,000	Yes	100%	\$45,000
Center for Women In Transition	Transitional Housing for Female Ex-Offenders	60	served	\$36,000	Yes	100%	\$36,000
Community Women Against Hardship	Family Support Program	260		\$88,000			
Criminal Justice Ministry	Release to Rent Phase II	50	served	\$60,000	Yes	100%	\$60,000
Hammond Apartments LP	St. Louis Stamping Lofts and Farmworks	11	served	\$125,000	Yes	60%	\$75,000
Harris House Foundation	Recovery with Responsibility	60	served	\$30,000	Yes	100%	\$30,000
Haven of Grace	Residential Maternity Shelter	40	served	\$20,000	Yes	100%	\$20,000
Interfaith Residence (Doorways)	Doorways Jumpstart	18	served	\$20,000	Yes	100%	\$20,000
Interfaith Residence (Doorways)	Doorways Housing Program	272	served	\$202,000	Yes	100%	\$202,000
Peter & Paul Community Services, Inc.	Benedict Joseph Labre Center	35	served	\$80,000	Yes	100%	\$80,000
Places for People, Inc.	Sullivan Street Apartments	20	served	\$50,000	Yes	100%	\$50,000
St. Louis Transitional Hope House	St. Louis Transitional Hope House	210	served	\$100,000	Yes	100%	\$100,000
St. Patrick Center	Rosati Group Home	25	served	\$85,000	Yes	100%	\$85,000
<b>TOTAL TRANSITIONAL HOUSING:</b>		<b>840</b>		<b>\$941,000</b>		<b>85%</b>	<b>\$803,000</b>
<b>Foreclosure Prevention</b>							
St. Louis Alliance for Homeownership Preservation (five agencies)	Foreclosure Prevention/Mortgage Assistance	625	families served	\$176,000			
<b>TOTAL FORECLOSURE PREVENTION:</b>		<b>625</b>		<b>\$176,000</b>			
<b>GRAND TOTALS:</b>		<b>208,638</b>		<b>\$4,440,880</b>		<b>60%</b>	<b>2,678,880</b>

# 2013

## AFFORDABLE HOUSING COMMISSION FINANCIAL REPORT FOR FISCAL YEAR 2013 July 1, 2012- June 30, 2013

Beginning Balance 7/1/12 .....	\$ 6,912,541.41
2013 Expenditures .....	\$ (4,218,730.23)
2013 Encumbrances .....	\$ (2,717,815.03)
2013 Commitments .....	\$ (3,074,385.68)
2013 Use Tax Revenue & Other Income ...	\$ 4,567,999.10
Ending Balance 6/30/13 .....	\$ 1,469,609.57

### FY 2013 Awards Totaling \$5,524,000

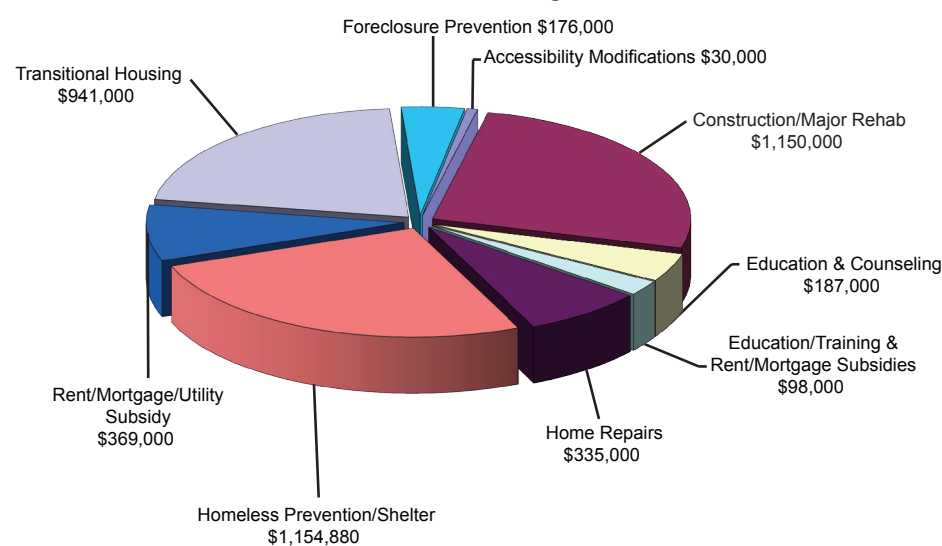


# 2014

## AFFORDABLE HOUSING COMMISSION FINANCIAL REPORT FOR FISCAL YEAR 2014 July 1, 2013- June 30, 2014

Beginning Balance 7/1/13 .....	\$ 7,261,378.68
2014 Expenditures .....	\$ (4,001,686.94)
2014 Encumbrances .....	\$ (3,134,559.77)
2014 Commitments .....	\$ (3,799,108.08)
2014 Use Tax Revenue & Other Income ...	\$ 4,544,774.76
Ending Balance 6/30/14 .....	\$ 870,798.65

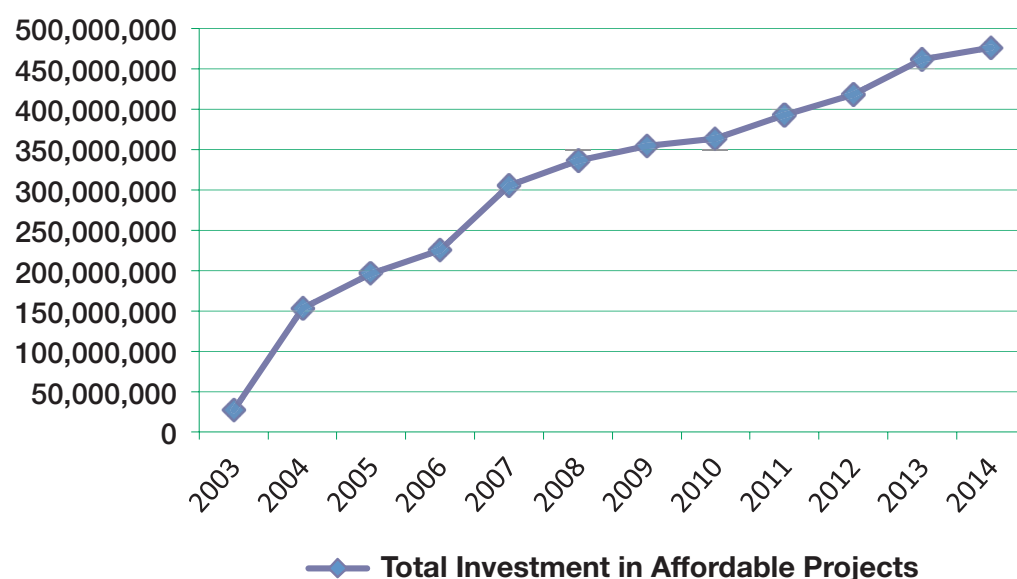
### FY 2014 Awards Totaling \$4,440,880



### INVESTMENT IN

## *Affordable Housing Developments*

### Total Investment in Affordable Projects



This chart shows the annual cumulative investment in affordable housing developments in St. Louis since 2003. AHC-assisted developments are highly leveraged by other funding sources. AHC's investment of \$22 million in construction projects since 2003 has attracted over \$452 million in the City and created nearly 1,400 affordable housing units.





# UNIVERSAL DESIGN

## Universal Design is Smart Design



The Affordable Housing Commission invests long-term quality into every rental unit and single-family home receiving Trust Fund Dollars. We make this investment because our affordable units are expected to serve the greatest number of people possible for the life of the unit (30 years). AHC's higher design standard requires that all new construction housing incorporate accessible design and ease-of-use features known as Universal Design (UD). Universally designed homes are built to accommodate people of all ages and abilities, and allow residents to age in place.

AHC's smart design requirements reinforce the long-term value and stability of AHC-assisted units by producing aesthetic, barrier-free living environments. AHC-assisted units are more functional, attractive, and able to accommodate a broader cross-section of individuals and families than non-universally designed housing. This is because AHC-assisted housing is built to be adaptable so that the units may be used optimally by the greatest number of people throughout their life cycle. This concept is not only sustainable, but it affirms the rights of all people to decent, affordable, accessible housing.

The Affordable Housing Commission's UD requirements also illustrate how a noble cause can yield positive outcomes well beyond original intentions. Even though many ease-of-use products originated to help people with disabilities, they appeal to the entire population. The general public's interest and demand for innovations that require less exertion and are more comfortable has helped to advance design improvements and make life easier for everyone, while reducing the cost of innovation.

The Affordable Housing Commission and its bold position in support of Universal Design was forged with the help of the City's many visionaries. St. Louis is home to a wealth of leaders who helped shape the nation's accessible design standards and push for the rights of people with disabilities. Guided by the concept that all people have a right to barrier-free housing, the Affordable Housing Commission sponsored the Fifth Universal Design Summit. This biennial, international conference was held in St. Louis during the Spring of 2013 and attracted more than 300 of the nation's top builders, remodelers, architects and planners. The 5th UD Summit was a collaboration of The Starkloff Disability Institute and the R.L. Mace Universal Design Institute. The UD Summit is the only conference in the nation focused on making communities useable by all. Held at St. Louis University, it showcased national and international examples of barrier-free communities where housing is accessible, sustainable and affordable, and all citizens, regardless of abilities, are equipped to fully participate in their community.

A copy of AHC's Universal Design requirements can be found on the Commission's website at [www.affordablehousingcommissionstl.org](http://www.affordablehousingcommissionstl.org)



## Affordable Housing Commission's *Sustainability Initiatives*

- **Funding targeted programs to end chronic homelessness.**
- **AHC is setting aside \$1 million to repair homes in 2015.**
- **AHC set aside \$1 million for affordable housing projects within ½ mile of a transit hub in 2014.**
- **New AHC-assisted, single family, for-sale homes must be built with energy saving features.**
- **AHC-assisted, rehabilitated housing must be Lead Safe.**
- **New construction units must be Universally Designed.**
- **AHC-assisted construction projects must complete a Sustainability Impact Statement.**
- **AHC gives priority consideration to projects that significantly advance the City's Sustainability Plan.**

# ONGOING EFFORTS OF OTHER CITY DEPARTMENTS

## Healthy Home Repair Program



As part of ongoing efforts to provide affordable housing to low and moderate income homeowners, the Healthy Home Repair Program continues to play a key role. The Healthy Home Repair Program seeks to improve the quality of owner-occupied housing by providing a coordinated approach to addressing health and safety issues in the home. As such, all scopes of work are driven by building and code compliance and lead hazard reduction, with the end result of a code-compliant and lead-safe home. The variety of funding sources in the Healthy Home Repair Program, which include CDBG, HOME, Affordable Housing Trust Funds, HUD Lead Grants, Federal Home Loan Bank, and special purpose funds via the non-profits that administer the program, enable the program to address critical housing needs of each property repaired. The repairs that are made in the program can often translate into improving the affordability of the housing unit, as quite often windows are replaced and other energy saving repairs are completed, which should lower utility bills.

In addition, the program provides for priority repairs of an urgent need that can be addressed in a more expeditious manner. Examples of priority repairs include: replacing a furnace during cold weather, broken water lines, collapsed sewer lines, electrical hazards and leaking roofs.

Program accomplishments for the Healthy Home Repair Program in 2014 include the following:

Loans Closed: .....	198
Affordable Housing Trust Funds Committed: .....	\$ 280,596
Ward Funds (CDBG/HOME) Committed: .....	\$1,371,250
Leverage Funds Committed: .....	\$ 727,328
Total Funds Committed: .....	\$2,379,174

During 2014 a total of 198 homeowners received assistance through the City’s Healthy Home Repair Program, or other City-funded home repair programs.



## Lead Safe St. Louis

During 2014 the Building Division’s Lead Inspection Department conducted 456 lead hazard evaluations throughout the City. Of those inspections, 34% occurred because of an elevated blood-lead level investigation, meaning that a child with lead poisoning had been associated with the unit. This shows that the majority (66%) of the referrals fell into the category of primary prevention, which is a positive development in that the occupants of these units have not been lead poisoned. These preventative inspections provide an opportunity to prevent lead poisoning by remediating the units now in order to protect current and future occupants. In addition, the Building Division under the Healthy Home Repair Program conducted 102 risk assessments. Nearly all of these were under the category of primary prevention.

Through various City-funded initiatives, 353 housing units were remediated and cleared of lead hazards in 2014. Several funding sources were used to accomplish the remediation of these units, including federal funds and the Building Division’s Lead Remediation Fund. Of the 353 total housing units, 94 units were rehabilitated by private owners using a combination of public and private sources. The Building Division conducted clearance testing until the units were lead-safe.

These activities have all taken place at a time when the federal funding available to combat lead poisoning has been significantly reduced, yet the City continues to prioritize and address these issues in order to protect the children living in the City.

## Department of Human Services

The mission of the Department of Human Services (DHS) is improving quality of life for low income citizens through the provision of social services. Several of the programs sponsored by the department over the last 10 years support goals shared by the Affordable Housing Commission.

DHS is charged with the goal of eliminating chronic homelessness in the City of St. Louis by the year 2015. A major component of the plan is the creation of 500 permanent supportive homes for the homeless.

It is significant to note that prior to Mayor Slay’s administration, only eleven homes for the chronically homeless existed. This is a hard-to-reach population of individuals that have remained homeless for several months or years as opposed to those who find themselves homeless due to a sudden catastrophe or other unusual circumstance. Chronically homeless individuals generally need long term support, including counseling, medical treatment and supervised care. Since 2005, the department has created an additional 463 beds of permanent supportive housing with 274 of those beds specifically designated for chronically homeless individuals. This brings the total number of permanent supporting housing beds to 1,288.

The St. Louis City Continuum of Care (CoC) has created many new programs to serve homeless and at-risk residents and to move toward the goal of ending homelessness. For a list of DHS Programs that have received funding through the City of St. Louis, visit the AHC website at <http://www.stlouis-mo.gov/government/departments/affordable-housing/index.cfm>.

The major step towards ending chronic homelessness in the City of St Louis has been defined as The BEACH “The Beginning of the End: Abolishing Chronic Homelessness” Project. Beginning in late 2012, the City of St. Louis began preparing for The BEACH Project. This is the latest initiative in the City’s Ten-Year Plan to End Chronic Homelessness. The 10 year plan has already reduced chronic homelessness by 38 percent. In 2005, the City identified 210 chronically homeless individuals. As of January of 2013, the City identified 138 chronically homeless individuals. With the successful implementation of the BEACH Project, St. Louis will be the first city to virtually end chronic homelessness.

The BEACH Project will bring together federal, state and local government agencies, housing providers, faith-based organizations, non-profit agencies and businesses. In March 2013, the City of St. Louis and 20 partner agencies began assessing the needs of each of the 138 identified chronically homeless men and women. Based on each persons needs, he or she will receive housing assistance, intense case management, substance abuse treatment, health and mental health treatment, transportation, food and other social services. Improvements in engagement, assessment, case management and data management make the initiative possible. In August of 2013, the Department of Human Services was notified that additional funding has been awarded to continue the efforts of this program.

The combination of funding and the staff collaboration between the Affordable Housing Commission and the Department of Human Services has expanded the services available to help end homelessness. Our partnership has had a major impact on the delivery of critically needed support services to the most fragile of the City’s citizens.

## Community Development Administration

The Community Development Administration administers CDBG and HOME Investment Partnership funds made available from the U.S. Department of Housing and Urban Development to assist with the production of housing



primarily for low and moderate income persons. During the Commission’s fiscal year, July 1, 2012 through June 30, 2013, CDA assisted in the production of 183 low to moderate income units and 7 additional units under the Neighborhood Stabilization Program (NSP - income limit 120%). Of these units, 25 were for-sale new construction, 13 were for-sale rehabilitated homes, 73 were rental rehabs and 90 units were rental new construction.

CDA funds also helped to create additional accessible units for persons with disabilities. A number of additional for-sale and rental projects are under construction or in predevelopment phase and planned for 2013.



“To promote City living and neighborhood stabilization through the preservation and production of affordable, accessible housing and support services that enhance the quality of life for those in need.”

MISSION STATEMENT



## AFFORDABLE HOUSING *Projects*



The Salvation Army is redeveloping the Harbor Light facility into the 3010 Apartments. Upon completion, this \$11 million dollar project will feature 58 permanent, supportive, affordable rental housing units in Midtown.



North Sarah Apartments Phase II is a significant redevelopment which features 223 economically integrated apartment homes. These units have sustainable features that reduce the impact on the environment while reducing utility costs for residents.



The Affordable Housing Commission provided assistance for the historic rehabilitation of three buildings at the corner of South Grand and Gravois. The TLG Southside Station redevelopment contains 39 apartments providing affordable workforce housing.



The Affordable Housing Commission provided gap funding for Habitat for Humanity in the new construction of five homes in the Carondelet neighborhood. Photo shows one of the homeowners as she helps to build her home.



Almost Home provides a safe and structured home to teenage moms. Almost Home’s educational programs inspire and help single mothers become self sufficient and great parents. Almost Home celebrates the achievements of its teenage moms at graduation.